

State Use 101
Print Date 11-03-2020 11:06:08

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
ST MARTIN AMANDA D 45 WOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_374125_2855612												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	115900		115,900										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	63200		63,200										
												RESIDNTL.		101	400		400										
				SUPPLEMENTAL DATA																							
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		179,500		179,500											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
ST MARTIN AMANDA D CARON JENNIFER L TORCIA MICHAELA, HSBC BANK USA NA, JOHNSTON,KATHLEEN M				22621 206		04-12-2019		Q		I		195,500		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				18460 0503		09-17-2010		U		I		161,700				2020	101	110,200	2019	101	91,800	2018	101	84,700			
				18178 0225		02-02-2010		U		I		110,000		1S			101	63,200		101	61,400		101	61,400			
				18131 0341		12-28-2009		U		I		95,790		1L			101	400		101	400		101	400			
				14158 0275		05-04-2004		U		I		1		1A		Total		173800		Total		153600		Total		146500	
EXEMPTIONS						OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description				Amount		Code	Description				YEAR	Amount		Comm Int											
Total				0.00																							
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 115,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 63,200 Special Land Value 0 Total Appraised Parcel Value 179,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 179,500									
Nbhd		Nbhd Name				B				Tracing				Batch													
0001										101				MF													
NOTES																											
BUILDING PERMIT RECORD																		VISIT / CHANGE HISTORY									
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date	Type	Is	Id	Cd	Purpose/Result					
174		07-27-2009		12	REROOF		2,500				0				NVC		04-16-2019			400	16	FIELDREV CHG					
365		11-18-2004		42	REPAIRS		6,500								TO INCLUDE NEW		01-20-2012			317	16	FIELDREV CHG					
																	03-04-2011			317	16	FIELDREV CHG					
																	12-02-2009			317	15	PERMIT VISIT					
																	11-30-2006			311	15	PERMIT VISIT					
																	11-10-2005			311	15	PERMIT VISIT					
																	12-14-2004			311	15	PERMIT VISIT					
LAND LINE VALUATION SECTION																											
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value					
1	101	ONE FAM	RC				5,500	SF	15.12	0.760	3	LAND	1.00	MF	1.00			0		1.000	11.49	63,200					
Total Card Land Units							0.126	AC	Parcel Total Land Area: 0.1263							Total Land Value							63,200				

Property Location 45 WOOD AV
 Vision ID 1016

Account # 1043

Map ID 1A/ 5/ 51/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.5	1.5	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2	4	VINYL	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	91.51	
Interior Floor 2	6	CERAMIC TL	RCN	165,578	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1940	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	115,900	
FBM Sqft	550		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	96	7.48	1996	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		21.76	22,628	
FFL	1ST FLOOR	1,096	1,096		108.79	119,234	
UAT	UNFIN ATTC	0	1,040		21.76	22,628	
WDK	WOOD DECK	0	70		15.54	1,088	
Ttl Gross Liv / Lease Area		1,096	3,246	1,522		165,578	

